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Minutes of the Meeting of the **Planning & Environment Committee** meeting held on Wednesday 27th January 2016 at 7pm in the Memorial Hall, Bedford Road, Wootton.

Open Forum		There were no members of the public or press present and so the meeting continued without adjournment.		Public Bodies (Admissions to Meetings) Act 1960, s1(1).	
Present		Cllrs Quirk (in the chair), P. Bennett, Chalmers, Doggrell, Lloyd, Noakes, Price and Wheeler. Cllr Wheeler is also the Borough Councillor for Wootton. In Attendance: Sue Playford (Clerk).			
Absent		None.			
Agenda no	Agenda item title		Resolution	Action	Power
P16/16	Apologies for absence. Cllr Brady.		Resolved to accept.	Clerk to keep on file.	Local Government Act 1972, s85 (1) & Sch 12, Part VI, p40.
P16/17	Disclosure of local and/or disclosable pecuniary interests. None.		N/A.	N/A.	Localism Act 2011, Ch 7, s31.
P16/18	To consider any dispensation requests received by the Clerk in relation to local and/or disclosable pecuniary interests, not previously recorded. None.		N/A.	N/A.	Localism Act 2011, Ch 7, s33.
P16/19	Report from outside organisations – for information only.		Cllr Quirk reported he had attended a recent village hall committee meeting and would forward a copy of the draft minutes to the clerk.	N/A.	N/A.

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Chairman.....

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P16/20	List of correspondence received (copies of correspondence can be requested from the Clerk). - Bedford Borough Council – proposed temporary road closures – Wood End Road, Tithe Road and Wood End Lane, Kempston. To enable junction improvement work. Length affected: - Wood End Road – From Tithe Road/Wood End Lane for approx. 70 metres; - Tithe Road – From Wood End Lane for approx. 70 metres; - Wood End Lane – From Tithe Road for approx. 70 metres. The closures are anticipated to be in operation between 8.00am and 6.00pm on 8 weekdays from Monday 22nd February 2016 to Wednesday 2nd March 2016. Specific dates will be advertised locally closer to the time. Where possible, access will be maintained to property and premises but may be restricted from time to time according to local signing.	No further comments received.	Clerk to keep on file.	N/A.
P16/21	Minutes of the previous meeting. Members of the Planning & Environment Committee were asked to receive and adopt the minutes of the Planning & Environment Committee meeting held on the 13th January 2016.	Resolved to receive and adopt. Proposed: - Cllr Price. Seconded: - Cllr Chalmers. Resolved by all present.	Clerk to keep on file.	Local Government Act 1972, Sch 12, Part VI, p41 (1).
P16/22	Matters arising from the minutes to include Issues log review – for information only. - P11/47 + P15/40 - Overgrown alleyway Lorraine Road/Hoo Close. The Crown Estate attended a recent meeting with members of the parish council and will clear the brook again and have said they will undertake works to the ash tree. The Borough Council are due to replace the damaged fencing along the footpath. - P13/40 + P15/64 – Roads and footpaths. Resolved 11th March 2015 (P15/64) to request remedial works to footpaths in the following areas: Thorpe/Foster/Neale/Emerton Way, Tithe Barn Road, from the Cause End Road junction (pharmacy side) and the entire length of Bedford Road (both sides) from the	No further comments received.	Clerk to keep on file.	N/A.

	village boundary sign on Bedford Road to the village exit on Cranfield Road. Andy Prigmore (BBC Highways) has also confirmed patch work will be carried out along Fields Road and Hall End Road. The clerk was informed (25th November 2015) works to install an unmanned pedestrian crossing, widen the footpath at Hall End (near the upper school) and install a double mini roundabout at the Bedford/Church/Cranfield/Fields Road junction would take place in November, after Christmas and February 2016, respectively. • P14/50 + P15/196 – Identification of Parish Council/Borough Council street lights. Please refer to agenda item P16/27+28. • P14/84 + P14/152 + P15/10 – Parking problems/yellow lines proposals. Works were due for completion in September 2015 – but have yet to start. • P14/248 + P15/11 + P15/39 – Replacement programme of trees within the parish. All trees have now been planted. Move to close. • P14/250 + P15/124 + P15/138 + P15/151 + P15/210 + P15/225 – Tree works. Resolved (14th October 2015) to appoint Bartlett Tree Experts to undertake all necessary works. Clerk is awaiting confirmation on works being completed – specialist works were delayed and expected to be completed by the end of January 2016. • P15/75 + P15/136 + P15/137 + P15/152 – Regeneration of Keeley End Pond. Rotivating/clearance works to be completed by the end of February 2016**. • P15/139 – Ongoing and proposed capital projects for 2015-16. Resolved 10th June 2015 (P15/139) that: ▪ Replacement columns at Hall End and Potters Cross remain ongoing (current columns are failing); ▪ Replacement trees at St. Mary's cemetery extension remain ongoing;			
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	- Plans be drafted ahead of taking forward a proposed new tarmac pathway, turning circle and memorial wall(s) at Lorraine Road cemetery; - Wootton village (brick built) sign for Fields Road to be taken forward. Resolved 5th August 2015 (P15/185) that the sign be illuminated if possible and sited in front of the wooden gates on Fields Road; - Regeneration of Keeley End Pond. See ** above. ▪ P15/174 – Lack of accessible bus stops within the village. Resolved 29th July 2015 (P15/174) the Borough Council be asked to fund works starting with the bus stop opposite the health centre. Other parishes have had works undertaken without needing to use ward monies. BBCllr/CLlr Wheeler is investigating whether developer contributions can be used to fund the works. ▪ P15/222 – Road safety concerns – Fields Road. Resolved 14th October 2015 (P15/222) to challenge the Borough Council's findings following a parish council vote of no confidence. ▪ P15/266 – Works to foliage at St. Mary's cemetery extension. Resolved 25th November 2015 (P15/266) to undertake works to cut back undergrowth. ▪ P15/269 – Replacement lighting columns – Squires Road. Please refer to agenda item P16/27.			
P16/23	To receive and verify the Income & Expenditure report for all Planning & Environment cost centres for 2015-16, to date.	Resolved to receive and verify the report without amendment. Proposed: CLlr Price. Seconded: CLlr Noakes. Resolved by all present.	Clerk to keep on file.	Governance and Accountability for Local Councils (Practitioners' Guide (England) 2014).
P16/24	a) Planning Applications – for resolution. 15/02759/FUL – 26 Tithe Barn Road – two storey side and rear extension in lieu of detached garage.	Resolved no objections. Proposed: CLlr Noakes.	Clerk to take forward and keep on file.	Town & Country Planning Act 1990 & subsequent.

	15/03046/FUL – 21 Hollies Walk – single storey front extension and re-siting of garden boundary with 1.8m close boarded fence. 15/03081/MAF – Land at Fields Road North – development of 71 residential dwellings and supporting infrastructure. b) Planning Approvals – for information only. 14/02939/MAF – Land at Hall End Road adjacent to Church End – construction of 58 dwellings, including 17 on-site affordable housing units together with ancillary car parking,	Seconded: Cllr P. Bennett. Resolved by all present. Resolved no objections but to pass the following observation(s) back to Bedford Borough Council (BBC): • The plans did not provide clarity regarding ownership of land being used (to re-site the fence); • In spite of the lack of clarity, it was assumed BBC were in agreement with the boundary change proposals. Proposed: Cllr Chalmers. Seconded: Cllr Noakes. Resolved by all present. Resolved no objections but to pass the following observation(s) back to BBC: • The plans made inadequate provision for car parking facilities; • Road widths were too narrow; • The developers had to date, failed to deliver community infrastructure expected before further development should be granted. Proposed: Cllr Noakes. Seconded: Cllr P. Bennett. Resolved by all present. No further comments received.		
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	private amenity space and landscaping and associated highway, access and infrastructure works. This council previously resolved <u>TO OBJECT.</u> 14/03047/FUL – Land adjacent to 58 Church Road – construction of balancing pond (in conjunction with proposed residential development to its south), together with associated landscaping and maintenance access from Hall End Road). This council previously resolved <u>TO OBJECT.</u> 15/00907/FUL – Astra House, 81 Cause End Road – erection of bungalow. This council previously resolved <u>NO OBJECTIONS.</u> Please note a community infrastructure levy is liable. 15/01126/FUL – Land adjacent 19 Bedford Road – erection of detached dwelling. This council previously resolved <u>NO OBJECTIONS.</u> Please note a community infrastructure levy is liable. 15/01646/FUL – 62 Lorraine Road – single storey rear extension. This council previously resolved <u>NO OBJECTIONS.</u> 15/01678/FUL – 26 Wootton Green – erection of single storey rear extension. This council previously resolved <u>NO OBJECTIONS.</u> 15/01760/MAR – Land North of Fields Road – reserved matters application for the scale, layout, appearance of buildings, landscaping and access for 108 dwellings within land parcel D as defined by the phasing and play strategy plan pursuant to hybrid permission 11/01502/EIA and including			
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	discharge of conditions 2, 7, 8, 9, 11, 14, 15, 18, 19, 20, 23, 26, 29 & 35. Not brought to WPC for comment. 15/01777/FUL – 9 Russell Way – two storey front extension and canopy with roof light. This council previously resolved <u>NO OBJECTIONS.</u> 15/01784/AOC – Land to the rear of 99 and 101 Bedford Road – Condition 2 – Junction of vehicular access (shared access and parking for approved bungalows on land to the rear of 99 and 101 Bedford Road). Not brought to WPC for comment. 15/01862/CPNQ – Land West of Whitworth Farm, Bourne End Road – prior notification for change of use from an Agricultural building(s) to a dwelling house(s) (Use Class C3) including associated building operations reasonably necessary to convert the building. This is not a planning application because it relates to development that is permitted by Government Regulation. It will not therefore be reported to the Planning Committee but considered by officers under delegated powers. Comments received will be considered but if notification of a decision is not made to the applicant within 56 days of the date of registration of the proposal, it can proceed. Not brought to WPC for comment. Please note a community infrastructure levy is liable. 15/01892/AOC – Land at Fields Road – Condition 5 – cycle parking (Reserved matters application for the scale, layout, appearance of buildings and structures, landscaping and access including 101 residential units for land parcels E, F, I and K as defined by the phasing and play strategy plan pursuant to outline permission 11/01502/EIA and including			
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	approval of conditions 2, 7, 8, 9, 10, 11, 14, 15, 19, 20, 21, 23, 25, 26, 29 & 35. Not brought to WPC for comment. 15/01894/AOC – Land at Fields Road – Condition 7 – external materials (Reserved matters application for the scale, layout, appearance of buildings and structures, landscaping and access including 101 residential units for land parcels E, F, I and K as defined by the phasing and play strategy plan pursuant to outline permission 11/01502/EIA and including approval of conditions 2, 7, 8, 9, 10, 11, 14, 15, 19, 20, 21, 23, 25, 26, 29 & 35. Not brought to WPC for comment. 15/01895/AOC – Land at Fields Road – Condition 8 – surfacing (Reserved matters application for the scale, layout, appearance of buildings and structures, landscaping and access including 101 residential units for land parcels E, F, I and K as defined by the phasing and play strategy plan pursuant to outline permission 11/01502/EIA and including approval of conditions 2, 7, 8, 9, 10, 11, 14, 15, 19, 20, 21, 23, 25, 26, 29 & 35. Not brought to WPC for comment. 15/01898/AOC – Land at Fields Road – Condition 13 – bin collection (Reserved matters application for the scale, layout, appearance of buildings and structures, landscaping and access including 101 residential units for land parcels E, F, I and K as defined by the phasing and play strategy plan pursuant to outline permission 11/01502/EIA and including approval of conditions 2, 7, 8, 9, 10, 11, 14, 15, 19, 20, 21, 23, 25, 26, 29 & 35. Not brought to WPC for comment.			
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	15/01924/FUL – The Croft, Cranfield Road – single storey rear extension. This council previously resolved <u>NO OBJECTIONS.</u> 15/02039/FUL – Field House, Cranfield Road – one and two storey side extension and external alterations. This council previously resolved <u>NO OBJECTIONS.</u> 15/02517/FUL – 90 Tithe Barn Road – single storey rear extension and roof conversion of existing garage from flat to dual pitched. This council previously resolved <u>NO OBJECTIONS.</u> 15/02536/NMA – 63 Ashpole Avenue – 15/01014/FUL – amendments to positions of rear entrance door and windows and reduce window size. (Single storey rear/side extension). Not brought to WPC for comment. 15/02548/TCA – St. Mary’s Church, Church Road – works to various trees. Not brought to WPC for comment. 15/02664/LDP – 31 Potters Cross – loft conversion and rear dormer. Not brought to WPC for comment. 15/02681/TCA – Cemetery, Cause End Road – works to various trees. Not brought to WPC for comment. 15/02734/NMA – 4 Cranfield Road – 15/01344/FUL – addition of cladding to vertical face of dormers using tiles to match roof. Not brought to WPC for comment.			
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	15/02745/FUL – 27 Tithe Barn Road – first floor rear extension. This council previously resolved <u>NO OBJECTIONS.</u> 15/02762/TPO – The Keeley, 155 Bedford Road – horse chestnut – fell. Yew – 60% crown reduction. This council previously resolved <u>NO OBJECTIONS.</u> 15/02768/TPO – The Pyghtle, 64 Keeley Lane – Field Maple – remove. This council previously resolved <u>NO OBJECTIONS.</u> 15/02863/NMA – Acorn Cottage, 30 Bedford Road – 14/02049/FUL – alteration to the proposed finishing materials from render to brick and a change in roof files used on application 14/02049/FUL – single storey front, side and rear extension. Not brought to WPC for comment. c) Planning Applications withdrawn – for information only. 13/02125/FUL – Land Parcel North of Stewartby Lakes, Broadmead Road, Stewartby – single wind turbine (60m to hub, 90m to blade tip) with associated infrastructure, including turbine transformer, hard standing areas, control building and cabling. This council previously noted the application but did not comment, as it falls outside the parish. d) Planning Refusals – for information only. 15/01896/AOC – Land at Fields Road – 14/03138/MAR - Condition 11 – energy statement (Reserved matters application for the scale, layout, appearance of buildings and structures, landscaping and access including 101 residential units for land parcels E, F, I and K as defined by the phasing and play strategy plan pursuant to outline permission	No further comments received. No further comments received.		
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	11/01502/EIA and including approval of conditions 2, 7, 8, 9, 10, 11, 14, 15, 19, 20, 21, 23, 25, 26, 29 & 35. Not brought to WPC for comment. 15/02104/FUL – Hall End House, 66 Hall End Road – change use of small part agricultural land to domestic use with new triple garage and annexe above. This council previously resolved <u>NO OBJECTIONS.</u> e) Planning (other) – for information only. None.			
P16/25	To request above applications be considered by the Full Planning Committee of Bedford Borough Council.	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.
P16/26	To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above applications.	N/A.	N/A.	Town & Country Planning Act 1990 & subsequent.
P16/27	To receive a report from Cllr Quirk and the clerk regarding street lighting within the parish.	Cllr Quirk noted that despite the parish council's original proposals to replace three columns in Squires Road, BBC were now intending to include Squires Road within their replacement programme as BBC have stated they own the lights. Cllr Doggrell wished to record for the minutes the fact columns two and three had yet to be repaired/replaced. After discussion it was resolved to note and accept BBC would continue with their programme of replacement columns and to leave this item on file. Proposed: Cllr Noakes. Seconded: Cllr Doggrell. Resolved by all present.	Clerk to keep on file.	Localism Act 2011, Ch 1, s1-8.
P16/28	To receive a report from Cllr Quirk regarding continuing delays to replacement lighting/energising lighting at Hall End and Potters Cross.	After discussion it was resolved to formally write to the contractors stating	Clerk to take forward.	Localism Act 2011, Ch 1, s1-8.

		members were considering paying them for works to date (namely the installation of three columns at Potters Cross) and requesting BBC to undertake remaining works (installation two columns at Hall End, energising of all and removal of all old columns). Contractors would be asked for their observations and comments before the clerk brought this item back to the Planning committee meeting on 24th February 2016 for further deliberation. Further resolved the clerk contact the parish council insurers for contract advice (including breach of contract). Proposed: Cllr Lloyd. Seconded: Cllr Doggrell. Resolved by all present.		
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Meeting closed at 7.45pm.